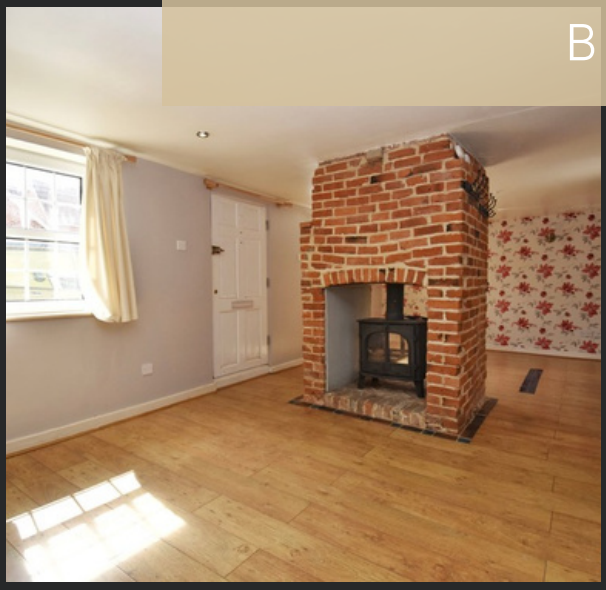


HIGH STREET, BALSHAM



Guide Price: £280,000

This is a charming two-bedroom cottage, ideally situated in the popular village of Balsham. An excellent opportunity for first-time buyers, the property also benefits from convenient access to Cambridge and surrounding major road links.



Features

- Chain Free
- Character Property
- Mature Garden
- Solar Panels
- FTB Opportunity
- Village Location

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Cambridge, CB21 5DH

























We are delighted to present this charming two-bedroom cottage, ideally situated in the popular village of Balsham. An excellent opportunity for first-time buyers, the property also benefits from convenient access to Cambridge and surrounding major road links.

The ground floor offers a cosy and inviting lounge/dining room, centred around a striking dual-sided feature fireplace with log burner, creating a warm focal point to the space. A window to the front aspect allows for plenty of natural light.

Also on the ground floor is a well-proportioned shower room, fitted with a WC and wash basin, along with a galley-style kitchen offering a range of wall and base units and practical workspace.

Upstairs, the first floor comprises two bedrooms, both enjoying views to the front aspect.

The property further benefits from UPVC double glazing throughout and the added advantage of solar panels, enhancing energy efficiency.

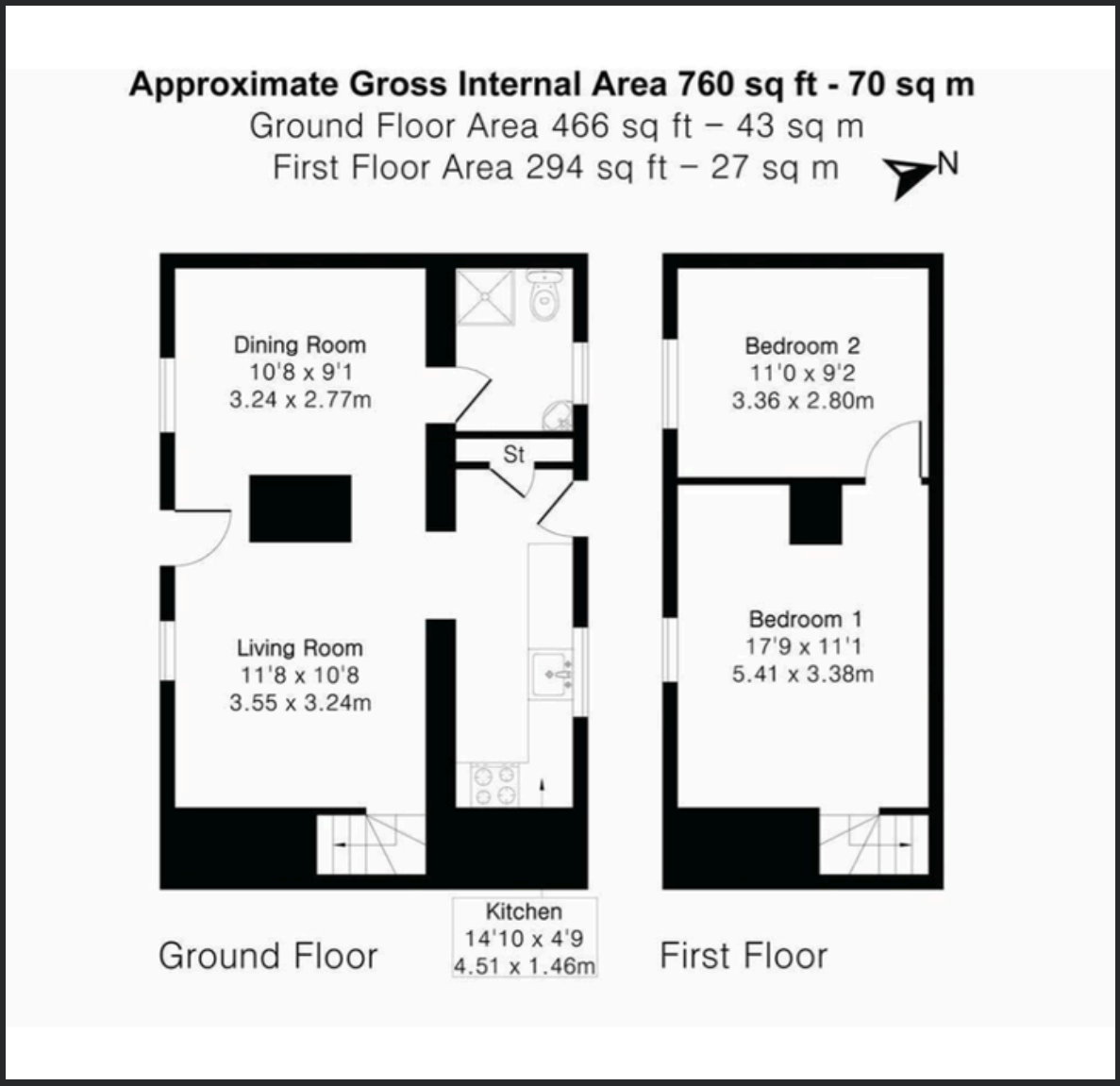
Externally, the private rear garden features a terraced seating area, raised beds, and a lawned section, along with a substantial corner shed providing useful storage. A gate offers access to the front pathway, adding to the practicality of the outdoor space.

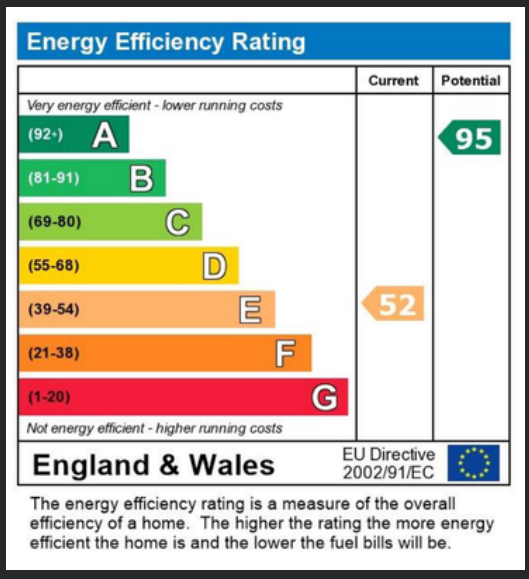
There is also a gated right of access from the rear garden in favour of the neighbouring cottage, allowing shared use for the removal of bins.

Balsham

Balsham is a picturesque South East Cambridgeshire Village, local amenities include Post Office, Coffee Shop and 2 public houses, The Bell Inn and The Black Bull Inn. The village lies 10 miles South-East of Cambridge City and has good access to A11/M11 and in to Cambridge. Within the village community, there is a regular Friday Afternoon walking group who cover 3 to 5 miles each time. There are also allotments available for free to those living in the Parish.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.





TOTAL SIZE: 760 SQFT
TENURE: FREEHOLD
EPC BAND: E
COUNCIL TAX BAND: C
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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